

RENTON CITY COUNCIL
Regular Meeting

April 3, 2006
Monday, 7:00 p.m.

Council Chambers
Renton City Hall

MINUTES

CALL TO ORDER

Mayor Kathy Keolker called the meeting of the Renton City Council to order and led the Pledge of Allegiance to the flag.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; MARCIE PALMER; DENIS LAW; DAN CLAWSON; TONI NELSON. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILWOMAN TERRI BRIERE. CARRIED.

**CITY STAFF IN
ATTENDANCE**

KATHY KEOLKER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; BONNIE WALTON, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; ALEX PIETSCH, Economic Development Administrator; REBECCA LIND, Planning Manager; LINDA HERZOG, Interim Assistant to the CAO; MICHAEL BAILEY, Finance and Information Services Administrator; LINDA PARKS, Fiscal Services Director; INTERIM CHIEF LARRY RUDE, Fire Department; INTERIM CHIEF KEVIN MILOSEVICH and COMMANDER CHARLES MARSALISI, Police Department.

PROCLAMATION

Records & Information
Management Month - April
2006

A proclamation by Mayor Keolker was read declaring the month of April 2006 to be "Records and Information Management Month" in the City of Renton, encouraging all citizens to recognize the important service performed by records and information professionals and to join in this special observance. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

SPECIAL PRESENTATION

Finance: 2004 CAFR Award

Mike Bailey, Finance and Information Services Administrator, announced that for the tenth consecutive year, the City of Renton has won an award for its Comprehensive Annual Financial Report (CAFR) from the Government Finance Officers Association. He presented Fiscal Services Director Linda Parks with the award, saying it is a tribute to her and her staff. Ms. Parks expressed her appreciation to past and current employees who helped produce the CAFR, including: Finance Analysts Linda Dixon, Jill Masunaga, Bang Parkinson, Vidya Vinod, and Cindy Zinck; Accounting Assistants Norma Kuhn and David Lemenager; Accounting Supervisor Tracy Schuld; Grants Accountant Nancy Violante; Administrative Secretary DeAnna Fricke; and Form/Graphics Technician Beth Haglund.

**ADMINISTRATIVE
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2006 and beyond. Items noted included:

- ✱ Children, six years of age and under, are invited to participate in the Hip Hoppin' Egg Hunt & Carnival on April 8th at the Renton Community Center.
- ✱ The City is leaving the gate open from Lake Washington Blvd. to Southbound Houser Way Bypass in response to requests from citizens during discussions with representatives of the North Renton and Kenndale

communities about transportation issues relating to The Landing project. A traffic count machine will be installed to generate some baseline data on the usage of Houser Way Bypass.

AUDIENCE COMMENT

Citizen Comment: DeMastus - Highlands Sub-Area Plan

Sandel DeMastus, Vice President of the Highlands Community Association, 1137 Harrington Ave. NE, Renton, 98056, expressed her concern regarding the possibility of losing her home due to the Highlands redevelopment. Saying that substantial improvements have been made to her residence over the years, she noted that the showcase garden in her backyard could never be replaced by the City. She concluded by stating her preference for Option B. (See page 92 for additional audience comment on this matter.)

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council Meeting Minutes of 3/27/2006

Approval of Council meeting minutes of 3/27/2006. Council concur.

Development Services: Code Compliance Plan Review, Reid Middleton

Development Services Division recommended approval of a contract in the amount of \$50,000 with Reid Middleton for structural and/or non-structural code compliance plan review for proposed new and remodeled buildings within the City. Council concur.

Annexation: Hoquiam, 140th Ave SE & NE 6th St

Economic Development, Neighborhoods and Strategic Planning Department recommended a public hearing be set on 4/17/2006 to consider the proposed Hoquiam Annexation and R-8 zoning of 20.5 acres located between 140th Ave. SE and 144th Ave. SE, and north of NE 6th St, if extended. Council concur.

Annexation: Falk II, 102nd Ave SE & SE 185th St

Economic Development, Neighborhoods and Strategic Planning Department recommended a public hearing be set on 4/17/2006 to consider the proposed Falk II Annexation and R-8 zoning of 6.29 acres located in the vicinity of 102nd Ave. SE and SE 185th St. Council concur.

Police: Taxicab and For-Hire Vehicle Licensing, King County

Police Department requested approval of an agreement with King County regarding the enforcement of licensing of taxicabs and for-hire vehicles. Council concur. (See page 92 for resolution.)

Utility: CIP Surveys 2006, PACE Engineers

Utility Systems Division recommended approval of an agreement in the amount of \$54,300 with PACE Engineers, Inc. to provide base maps for use in the design and construction of future wastewater utility capital improvement projects. Council concur.

MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

UNFINISHED BUSINESS **Committee of the Whole**

AJLS: Reorganization of Personnel in Mayor's Office

Council President Corman presented a Committee of the Whole report recommending concurrence in the staff recommendation to approve the reorganization of the Mayor's Office by:

1. Reclassifying the position of Community Relations Manager to Communications Director, grade m25 to m38;
2. Reclassifying the position of Assistant to the Chief Administrative Officer (CAO) to Assistant CAO, grade m30 to m45; and
3. Consolidating special events and volunteer coordination functions currently in the Mayor's Office with those in the Community Services Department.

MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Council: Communication

Council President Corman thanked Councilmembers, City Clerk Bonnie Walton, and Council Liaison Julia Medzegian for their contributions and efforts concerning the reorganization of the Council communication responsibilities.

Planning & Development Committee

Planning: Highlands Sub-Area, Rezone and Zoning

Planning and Development Committee Vice Chair Clawson presented a report recommending concurrence in the staff recommendation to set a public hearing on 4/17/2006 to consider the Highlands Sub-Area rezone and zoning text amendments. MOVED BY CLAWSON, SECONDED BY PALMER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

RESOLUTIONS AND ORDINANCES

Resolution #3801

Police: Taxicab and For-Hire Vehicle Licensing, King County

The following resolution was presented for reading and adoption:

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal agreement with King County for taxicab and for-hire vehicle licensing. MOVED BY LAW, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for second and final reading and adoption:

Ordinance #5199

Zoning: 2005 Annual Update of Zoning Book & Wall Map

An ordinance was read adopting the 2005 amendments to the zoning classifications of properties located within the City of Renton. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #5200

Public Works: New Deputy Administrator Position Hire at Step E, Transportation Systems Director Position Elimination

An ordinance was read amending the 2006 Budget by transferring funds from Fund 317 to Fund 103, and amending Section 3-7-5.B of Chapter 7, Planning/Building/Public Works Department, of Title III (Departments) of City Code by creating a position for a Deputy Planning/Building/Public Works Administrator - Transportation, eliminating a position for a Transportation Systems Director, and declaring an emergency. MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Police: Staffing Status Report

MOVED BY CORMAN, SECONDED BY PERSSON, COUNCIL REFER THE ISSUE OF THE STATUS OF POLICE STAFFING TO THE PUBLIC SAFETY COMMITTEE. CARRIED.

AUDIENCE COMMENT

Citizen Comment: Petersen - Highlands Sub-Area Plan

Inez Petersen, Secretary of the Highlands Community Association (HCA), 3306 Lake Washington Blvd. N., #3, Renton, 98056, stated that the HCA by-laws do not permit her to release the names of the members as requested at the last Council meeting. In regards to the Highlands redevelopment, Ms. Petersen stated her concern that citizens have not been given an opportunity for input on the matter, and that not enough time has been given to review Option B (as discussed at the March 2006 Council workshop).

Mayor Keolker stated that no decisions have been made, and the City will hold public hearings to allow ample time for public comment. Councilman Clawson indicated that at the workshop, Council gave staff direction as to what information they desired regarding this issue. He emphasized that Council did not make a decision regarding Option A or B.

Expressing concern regarding the deterioration of the World War II housing in the Highlands, Council President Corman stated that change is needed, and he welcomes ideas about how to improve the area.

Citizen Comment: Hawton -
Highlands Sub-Area Plan

Brett Hawton, 1308 Harrington Ave. NE, Renton, 98056, stated that he prefers to be surrounded by new or fixed-up single-family homes in the Highlands area, rather than by townhomes like the ones in downtown Renton. He noted that the moratorium has stopped the building of new homes in his neighborhood.

Council President Corman explained that the moratorium was enacted to give City staff time to develop a plan for the area. He stated that while he prefers single-family homes and duplexes, that is unrealistic, as a lot of affordable housing would be lost. Mr. Corman indicated that a variety of housing is envisioned for the area, which necessitates higher density. However, nicer housing will be the result.

In response to comments by Councilmembers Clawson and Corman regarding the implementation of temporary zoning when the moratorium ends on May 14th, Economic Development Administrator Alex Pietsch clarified that the proposed zoning is not temporary, but rather the first phase of zoning that implements the City's vision. He emphasized that this step does not include provisions concerning community renewal and the potential use of eminent domain. Mr. Pietsch stated that staff anticipates presenting the community renewal plan to Council this summer. The Mayor indicated that the City is trying to put the zoning in place so the moratorium does not have to be extended.

Mr. Pietsch stated that citizens have the opportunity to comment on the proposed zoning for the Highlands Sub-Area at public hearings scheduled during the Council meeting on April 17th, and the Planning Commission meeting on April 12th.

Citizen Comment: Perine -
Highlands Sub-Area Plan

Linda Perine, 1157 Glennwood Ave. NE, Renton, 98056, stated that she lives within the Highlands redevelopment area. Ms. Perine reported that her duplex has a large backyard, that she has a renter, that crime in the area has been eliminated over the past few years, and that the area is centrally located to the places to which she commutes. She stressed that she wants to remain where she is, and asked that the plans she has made not be taken away from her.

Citizen Comment: DeMastus -
Highlands Sub-Area Plan

Sandel DeMastus, 1137 Harrington Ave. NE, Renton, 98056, indicated that she is pleased to hear that Council is considering both options for the Highlands redevelopment, as she thought Council had decided on Option A. Mayor Keolker stated for the record that a vote was not taken at the Council workshop regarding options for the proposed Highlands redevelopment strategy.

Once the zoning is in place, Council President Corman asked if the City has to take possession of all the property, or if it can be built to the new standards. Mayor Keolker asserted that the City does not take possession of property. Planning Manager Rebecca Lind stressed that this is a complex process, and more information about the effort is forthcoming. She pointed out that many properties are already zoned multi-family.

Continuing, Ms. Lind explained that staff is looking for a way to bring about the realization of the overall concept that was adopted for the area in 1993, and which Council reaffirmed with this latest work program. She stated that the first step is to address the zoning.

Citizen Comment: Elmer -
Highlands Sub-Area Plan

Teresa Elmer, 3101 NE 13th St., Renton, 98056, speaking on behalf of the property owners, indicated that the Highlands-area fourplex in which she lives is already zoned commercial. She inquired as to how the proposed

redevelopment plan will affect this property, and if affected properties are being judged individually or as a neighborhood. Mayor Keolker recommended that Ms. Elmer talk with Economic Development Department staff about her particular property and circumstance.

Councilman Clawson stated that a common misperception is that the City intends to tear down the whole neighborhood, which is not the case. He indicated that the redevelopment process could take five to ten years or longer.

Citizen Comment: Visser -
Highlands Sub-Area Plan

John Visser, 19404 102nd Ave. SE, Renton, 98055, said he owns a duplex in the Highlands, located at 1131 Glennwood Ave. NE, which has been improved over the years. He noted that is happy with the residence and its location, and plans to retire there in two years. Mr. Visser expressed amazement that people live in houses without backyards, and pointed out that unlike his duplex, houses in the new developments do not have backyards. Council President Corman noted that Mr. Visser's property could be worth a lot of money if the market were not suppressed due to dilapidation of nearby buildings.

Citizen Comment: Hawton -
Highlands Sub-Area Plan

Jennifer Hawton, 1308 Harrington Ave. NE, Renton, 98056, reported that citizens are confused about the Highlands redevelopment effort, and are receiving conflicting information. She suggested that a project timeline may help, as well as more information about upcoming meetings. Ms. Hawton stated that although she does not want townhomes built, she does support improving the area. She concluded that she wants to make sure her voice is heard, and that she is fully informed about the plan.

Mayor Keolker reviewed the schedule of upcoming meetings on this matter. Planning Manager Lind explained that two general project concepts were presented at an open house last November, which were referred to as Option A and Option B. She stressed that they are not the same as the Option A and B discussed at the Council workshop, nor the same as the Option A and B distributed tonight by audience member Inez Petersen.

Ms. Lind stated that the general land use concepts presented last November have evolved, and the Planning Commission is still working on them. She indicated that Council has asked staff to proceed with the first phase of zoning, as it complies with the existing Comprehensive Plan. Property owners can then develop their property consistent with the Comprehensive Plan, and it will not conflict with future proposals.

Referring to the subject of code enforcement, Council President Corman pointed out that there are buildings in the Highlands at various levels of disrepair. He cited the example of the Lande Feed building, for which a great deal of resources were spent deciding whether it should be preserved or demolished. He noted that the building eventually collapsed on its own. Mr. Corman stated that rather than let the worst buildings fall down on their own, Council is investing money to potentially purchase these properties and sell them to someone who realizes their value.

Continuing, Mr. Corman cautioned affected parties against being influenced by people who do not even live in the neighborhood, and he stated his commitment to assisting those who may be affected by the redevelopment. Mayor Keolker noted that many property owners do not live in the subject area, and code enforcement efforts may cause tenants to lose their homes because the owners may not want to repair the properties.

Citizen Comment: Lansciardi - Highlands Sub-Area Plan Anthony James Lansciardi, 1524 Jefferson Ave. NE, Renton, 98056, stated that his landlord owns two properties in the Highlands redevelopment area. He pointed out that the subject housing proposed to be replaced represents a historic period of time. Mr. Lansciardi noted that the houses are well built, and have endured over time.

Citizen Comment: Lewis - Highlands Sub-Area Plan Bonnie Lewis, 1520 Harrington Ave. NE, Renton, 98056, stated that she is not a slum landlord, and she depends on the rent she receives from her duplex as part of her income. She reported that she lives across the street from McKnight Middle School, which is the source of the trash that ends up in her yard. Ms. Lewis indicated that she tries to make a major improvement to her property each year. She expressed her displeasure that her house is threatened due to the Highlands redevelopment effort.

Citizen Comment: Boyd - Highlands Sub-Area Plan Donovan Boyd, 2901 NE 8th Pl., Renton, 98056, expressed concern regarding the Highlands redevelopment, saying that during the initial discussions with developers, he had heard that developers were not interested unless there was an assemblage of properties. Mr. Boyd stressed that he does not want to move, as he is happy with his home and it is affordable. He requested that citizens, especially the affected property owners, be provided regular updates about the plan to prevent miscommunication.

In response to Mr. Boyd's comment that some property owners reported they did not receive notice of the open house last November, Mayor Keolker stated that all affected property owners that were on record with King County at the time of the meeting were notified. Economic Development Administrator Pietsch clarified that as a regular course of action, the City mails notices about land use actions to all affected property owners, and property owners within 300 feet of the affected boundaries.

Discussion ensued regarding communications with citizens and the literature handed out at the Council meeting by audience member Inez Petersen. Council President Corman reviewed the Option A and Option B referred to in Ms. Petersen's literature, saying that Option A is unrecognizable. He stated for the record that he is in agreement with this Option B, and noted that it does not seem to align at all with the Option A and B that was discussed at the Council workshop.

ADDED ITEM

Public Safety: Citizen Initiative, Fireworks Ordinance

Assistant City Attorney Zanetta Fontes reported receipt of an initiative petition and proposed ordinance entitled "Fireworks Control Ordinance." The proposed ordinance repeals Ordinance 5088, and enacts provisions regarding the possession, sale, and discharge of fireworks in Renton. She explained that if an ordinance initiated by the initiative process is enacted by Council, or voted upon by the people, it cannot be changed in any way by Council short of another special or general election. Ms. Fontes reviewed the proposed ordinance, noting typographical errors, inconsistencies, contradictions, and enforcement problems.

Continuing, Ms. Fontes stated that the City's options are to 1) Adopt the ordinance as is; or 2) Put it on the ballot. Council has 20 days from tonight to make a decision. Chief Administrative Officer Jay Covington pointed out that the proposed ordinance reverses the City's current ordinance, which prohibits the discharge of fireworks in Renton except as part of a special event. The proposed ordinance allows for a longer firework season and more types of firework devices than the City allowed before the ban.

In response to inquiries, Ms. Fontes explained that the City of SeaTac has taken the position that the proposed ordinance title is insufficient, and is currently involved in litigation. She noted that if the City does not choose either option, involvement in litigation may result. Ms. Fontes stated that the City can offer alternative pieces of legislation on the ballot, thereby allowing the voters a choice. She assured that the title of the proposed ordinance does not become the ballot title, advising that the City Attorney's office is responsible for writing the ballot title.

**EXECUTIVE SESSION
AND ADJOURNMENT**

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL RECESS INTO EXECUTIVE SESSION FOR APPROXIMATELY 20 MINUTES TO DISCUSS LITIGATION WITH NO OFFICIAL ACTION TO BE TAKEN AND THAT THE COUNCIL MEETING BE ADJOURNED WHEN THE EXECUTIVE SESSION IS ADJOURNED. CARRIED. Time: 8:54 p.m.

Executive session was conducted. There was no action taken. The executive session and the Council meeting adjourned at 9:25 p.m.

Bonnie I. Walton, CMC, City Clerk

Recorder: Michele Neumann
April 3, 2006